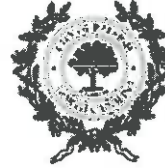


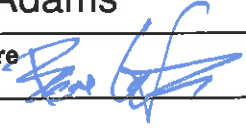
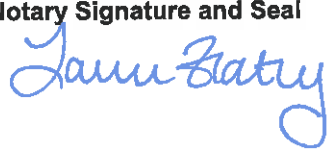

Administrative Alternates



**DEVELOPMENT
SERVICES
DEPARTMENT**

Development Services Customer Service Center | 1 Exchange Plaza, Suite 400 | Raleigh, NC 27601 | 919-996-2495 | efax 919-996-1831

| | |
|--|---|
| Administrative Alternate Request: <i>Requested in accordance with UDO Section 10.2.17</i> | OFFICE USE ONLY |
| Section(s) of UDO affected: UDO Sec 1.5.6 (B) 2 Provide an explanation of the alternate requested, along with an applicant's statement of the findings Seek to allow outdoor amenity area to count towards the required 70% build-to requirement along Bilyeu Road. Provide all associated case plan numbers including zoning and site plan: ASR Transaction 498947, ASR Case No. SR-108-16 | Transaction Number |

| | | |
|--|--|---|
| Property Address 602 Bilyeu St. 1245 Western Blvd, 600 Bilyeu Street | | Date October 4, 2017 |
| Property PIN 0793888192, 0793983218 | Current Zoning OX-3 | |
| Nearest Intersection Pullen Road and Western Blvd | | Property size (in acres) 9.58 |
| Property Owner Greystar GP II, LLC | Phone 704-840-7394 | Mail |
| | Email jglover@greystar.com | |
| Project Contact Person Rick Slater - McAdams | Phone 919-361-5000 | Mail |
| | Email slater@mcadamsco.com | |
| Property Owner Signature  | Email jglover@greystar.com | |
| Notary Sworn and subscribed before me this <u>30</u> day of <u>October</u> , 20 <u>17</u> | Notary Signature and Seal   | |

October 10, 2017

Mr. Carter Pettibone
Raleigh Urban Design Center
220 Fayetteville Street
Suite 200
Raleigh, North Carolina 27601

RE: Overture Centennial
Administrative Alternate
Raleigh, North Carolina
GRE-16010

Dear Mr. Pettibone,

PROJECT DESCRIPTION:

The Overture Centennial project is a proposed 181-unit age-restricted apartment development located at the northeast corner of the intersection of the proposed Pullen Road extension and Bilyeu Street. The site is bounded on the north by a parcel that is used for open space and tree conservation as part of the Catholic Diocese of Raleigh Cathedral subdivision, on east side by Western Boulevard, on the south by Bilyeu Street and on the west by the proposed Pullen Road extension. Proposed tree conservation areas onsite along the Western Boulevard frontage. In addition to the tree conservation, the proposed BMP facility that will be required to treat the site and a portion of the Pullen Road extension is to be placed on the low side of the site (north side of the site adjacent to the Catholic Diocese parcel). An additional BMP facility to treat the remaining required runoff for the site will be placed on the east side of the site in the low point between Western Boulevard and Bilyeu Street. See Exhibit A.

ADMINISTRATIVE ALTERNATE REQUEST:

UDO Section 2.4.5 requires a Build-To for Apartments along primary streets equaling 70% of the public street frontage within 10 feet to 55 feet of the right-of-way. We request that, per Section 1.5.6.D, we be allowed to meet and exceed the required build-to percentage along Bilyeu Street through the use of outdoor amenity space. The reasoning to support our request is more clearly described in the “Administrative Alternate Findings” summary below.

ADMINISTRATIVE ALTERNATE FINDINGS:

Our responses to the findings listed under UDO Section 1.5.6(D) are listed below:

- > 1. The building and outdoor amenity area meet the intent of the build-to regulations by strengthening the street edge along Bilyeu Street by establishing a sense of spatial definition adjacent to the street as well as supplementing the building with architectural elements and plantings to provide character along the Bilyeu Street right-of-way. Using the outdoor amenity area to meet the build-to requirements will allow flexibility in the site design while maintaining the street edge.
- > 2. The requested Administrative Alternate conforms with the Comprehensive Plan and adopted City Plans.
- > 3. The requested Administrative Alternate does not substantially negatively alter the character defining street wall or establish a build-to pattern that is not harmonious with the existing built context. The requested administrative alternate, if approved, would positively affect the character of the street edge by establishing plantings as well as enjoyable outdoor space for residents and guests. The existing single-family homes located on the south side of Bilyeu Street will not be negatively affected by the outdoor amenity area as its quality hardscape and plantings will enhance the proposed building itself by adding vegetation and creating an attractive and pleasing outdoor space. We believe the site plan as presented, with the addition of the outdoor amenity space, will match the character of the existing corridor.
- > 4. All pedestrian connections for the site and right-of-way are maintained and will not be affected by the outdoor amenity area. The requested Administrative Alternate will not negatively impact pedestrian access, comfort or safety.
- > 5. The site area that would have otherwise been occupied by buildings will be converted to an outdoor amenity area per UDO Section 1.5.3.B.

CONCLUSION:

The proposed outdoor amenity area will maintain or enhance the final building character and will have no negative affects on the surrounding properties or right-of-way and is meeting the intent of the regulations to the extent possible. We ask that the outdoor amenity area be approved as an architectural element, therefore, allowing the proposed improvements to meet and exceed the required 70% build-to requirement in UDO section 1.5.6 so the Administrative Site Review can move forward and be approved.

Thank you for your consideration of this request.

Sincerely,

MCADAMS



Rick Slater, PE

Project Manager, Commercial

RSS/lgh

OVERTURE CENTENNIAL

OVERTURE CENTENNIAL

CATHOLIC CATHEDRAL

Kirby St

Bilyeu St

Barbour Dr

Kendal Cir

Bender St

Google Earth


© 2017 Google

800 ft



| PARKING DATA | | | |
|--|------------------------------|---|-----------------|
| REQUIRED PARKING PER RKA PARKING STUDY (CITY SENIOR HOUSING) | | = | 199 |
| SURFACE PARKING PROVIDED | | = | 223 |
| MIN. REQ. HANDICAPPED ACCESSIBLE | | = | 8 |
| PROVIDED HANDICAPPED ACCESSIBLE | | = | 8 |
| CITY REQUIRED SHORT-TERM BICYCLE PARKING (MIN.) | 1 BICYCLE SPACE PER 20 UNITS | = | 9 |
| CITY REQUIRED LONG-TERM BICYCLE PARKING (MIN.) | N/A | = | 0 |
| TOTAL BICYCLE PARKING PROVIDED | | = | 14 (7 BACKS) |

| | |
|----------------------------|---|
| | SIGNAGE |
| | TRAFFIC FLOW ARROWS |
| | BUILDING ENTRANCE/EXIT |
| ACC VAN | ACCESSIBLE PARKING STALL |
| | VAN ACCESSIBLE PARKING STALL |
| | ACCESSIBLE RAMPS |
| TYPE (A) TYPE (B) TYPE (C) | ACCESSIBLE ROUTE |
| | PROPERTY LINE |
| | RIGHT-OF-WAY LINE |
| | LOT LINE |
| | EASEMENT LINE |
| | CENTERLINE |
| | BLOCK PERIMETER ALIGNMENT |
| | FENCE |
| | HEAVY DUTY ASPHALT PAVEMENT |
| | PAINT STRIPING |
| | PRIMARY TREE CONSERVATION AREA |
| | SECONDARY TREE CONSERVATION AREA |
| | OUTDOOR AMENITY AREA (SEE TABLE, THIS SHEET) |



MCADAMS

A circular professional engineer seal for the State of North Carolina. The outer ring contains the text "NORTH CAROLINA" at the top and "ANDREW R. PADIAK" at the bottom. The inner circle contains the text "PROFESSIONAL" at the top, "SEAL" in the center, "27645" below "SEAL", and "ENGINEER" at the bottom.

REVISIONS:

R: GREYSTAR GP II, LLC
18 BROAD ST. SUITE 300
CHARLESTON, SC 29401

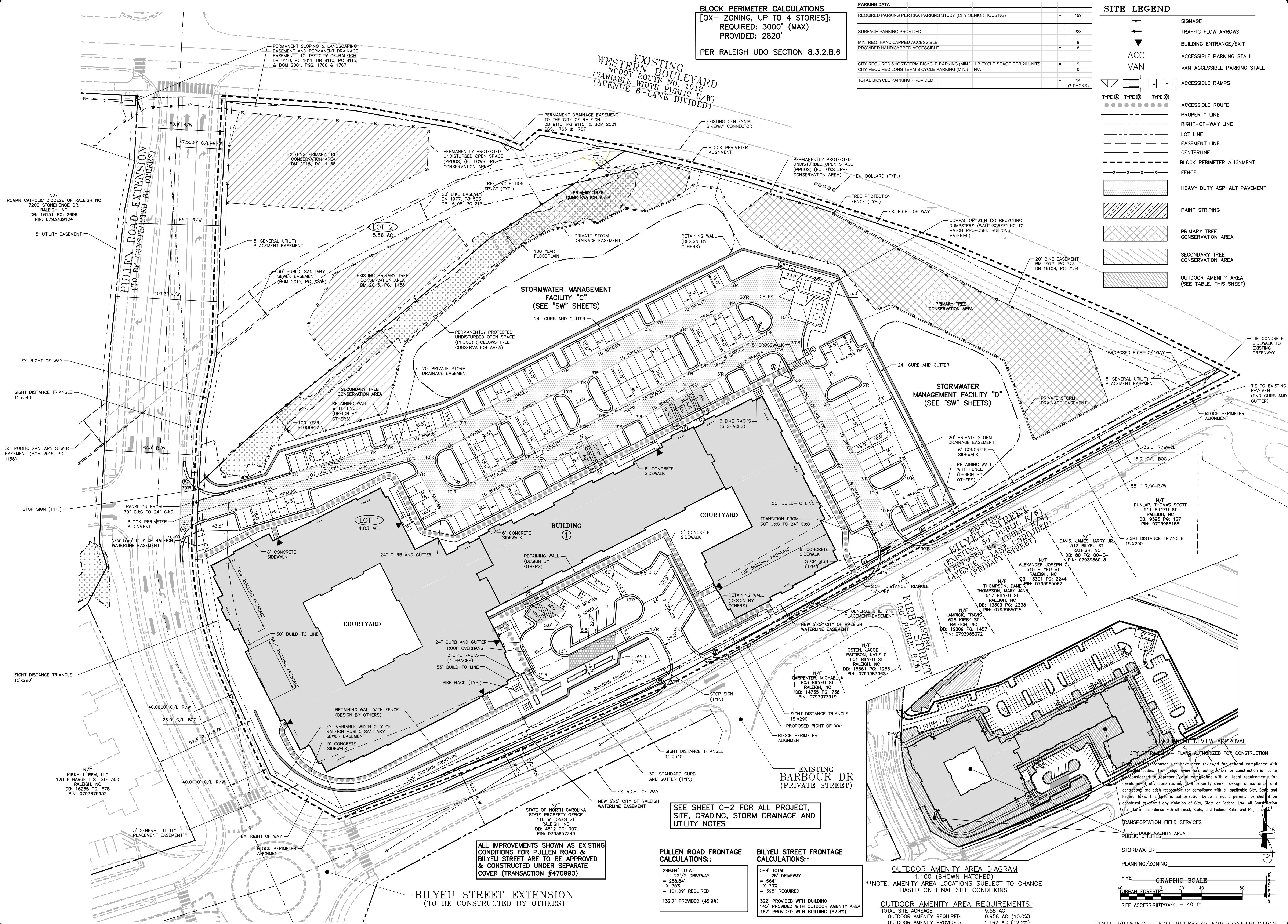
OWNER:

OVERTURE CENTENNIAL FINAL SITE REVIEW & INFRASTRUCTURE CONSTRUCTION DRAWINGS

| | |
|-------------|------------|
| PROJECT NO. | GRE-16010 |
| FILENAME: | |
| CHECKED BY: | RSS |
| DRAWN BY: | KTW |
| SCALE: | 1"=40' |
| DATE: | 10-26-2017 |
| SHEET NO. | 64 |



X:\Projects\GRE\GRE-16010\Land\Construction Drawings\Current Drawings\GRE16010-S1.dwg, 10/31/2017 3:50:54 PM, Slater, Rick

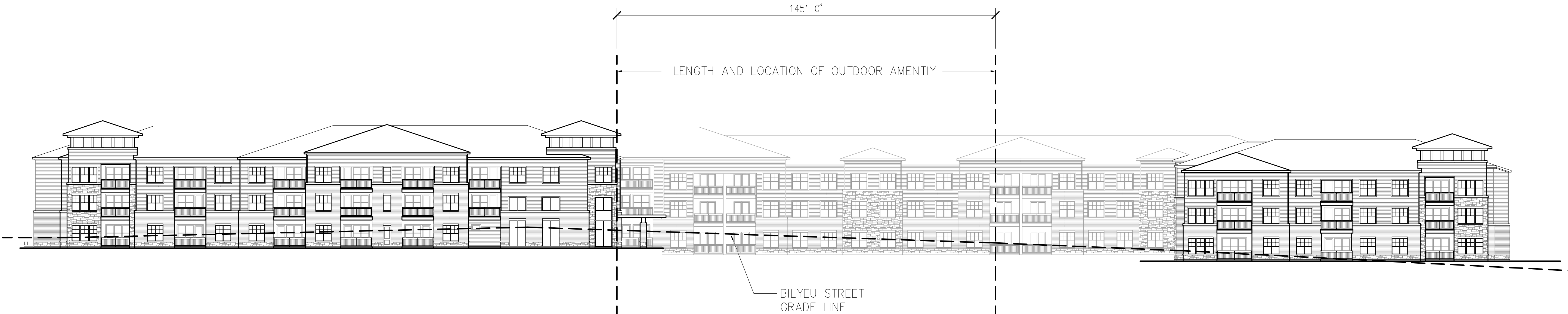


FINAL DRAWING - NOT RELEASED FOR CONSTRUCTION



| ELEVATION KEYNOTE LEGEND: | |
|---------------------------|--------------------------------|
| 1 | BRICK VENEER |
| 1A | BRICK SOLDIER COURSE |
| 1B | BRICK ROWLOCK |
| 2 | HORIZONTAL FIBER CEMENT SIDING |
| 2A | FIBER CEMENT PANEL |
| 2B | FIBER CEMENT TRIM |
| 3 | STONE VENEER |
| 3A | STONE TRIM |
| 6 | COMPOSITION SHINGLE ROOF |
| 7 | METAL CANOPY |

2 PARTIAL - SOUTH ELEVATION
 1/8"=1'-0"



1 SOUTH ELEVATION - BILYEU STREET
 1/20"=1'-0"

OVERTURE CENTENNIAL - SOUTH ELEVATION RALEIGH, NC - GREYSTAR

